149.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,100 / 750,100
					USE VALUE:	750,100 / 750,100
					ASSESSED:	750,100 / 750,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAGER HOWARD B/TRUSTEE
Owner 2:	GURNEY SARAH K/TRUSTEE
Owner 3:	GURNEY-NAGER FAMILY REV TRUST
Street 1:	106 QUINCY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NAGER HOWARD -
Owner 2:	GURNEY SARAH -
Street 1:	106 QUINCY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1535 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7389.000	300,300	600	449,200	750,100
Total Card	0.170	300,300	600	449,200	750,100
Total Parcel	0.170	300,300	600	449,200	750,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.66 | /Parcel: 488.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98441

GIS Ref

GIS Ref

Insp Date 06/27/18

!11678!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	300,300	600	7,389.	449,200	750,100		Year end	12/23/2021
2021	101	FV	291,400	600	7,389.	449,200	741,200		Year End Roll	12/10/2020
2020	101	FV	291,500	600	7,389.	449,200	741,300	741,300	Year End Roll	12/18/2019
2019	101	FV	230,500	600	7,389.	449,200	680,300	680,300	Year End Roll	1/3/2019
2018	101	FV	234,200	0	7,389.	397,800	632,000	632,000	Year End Roll	12/20/2017
2017	101	FV	234,200	0	7,389.	333,700	567,900	567,900	Year End Roll	1/3/2017
2016	101	FV	234,200	0	7,389.	333,700	567,900	567,900	Year End	1/4/2016
2015	101	FV	221,400	0	7,389.	288,800	510,200	510,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:55:05

LAST REV

Date	Time
11/07/19	17:48:10
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11678

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAGER HOWARD,	69228-222		5/3/2017	Convenience	1	No	No		
SEAMAN MATTHEW	56613-186		3/17/2011	Change>Sale	489,000	No	No		
SEAMAN MATTHEW	55417-283		9/21/2010	Convenience	1	No	No		
SEAMAN MATTHEW	48916-507		1/30/2007	Family	99	No	No		
REHG JAMES M &	33841-388		10/15/2001		391,000	No	No		
ROSOWSKI JOHN/E	27441-456		6/30/1997		234,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2019	624	Solar Pa	26,835	C				
3/20/2019	372	Re-Roof	7,295					
5/26/2017	625	Redo Kit	2,000	C				
5/9/2017	537	Redo Kit	40,000	C				
3/6/2012	197	Wood Dec	8,300	C				replace existing w
7/1/2011	650	Add Bath	15,660					ADD HBATH IN EXIST
11/10/2006	978	Re-Roof	30,000			G8	GR FY08	siding windows

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
5/8/2012	Info Fm Prmt	MM	Mary M
3/29/2012	Info Fm Prmt	BR	B Rossignol
10/29/2008	Meas/Inspect	189	PATRIOT
1/12/2002	MLS	MM	Mary M
11/17/1999	Meas/Inspect	268	PATRIOT
7/22/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98441
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7389		Sq. Ft.	Site		0	70.	0.87	8									449,168						449,200	

Total AC/HA: 0.16963 | Total SF/SM: 7389 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 449,168 | Spl Credit | Total: 449,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33403909
Const Adj.:	0.98000199
Adj $ / SQ:	169.957
Other Features:	88839
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407952
Depreciation:	107699
Depreciated Total:	300252

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

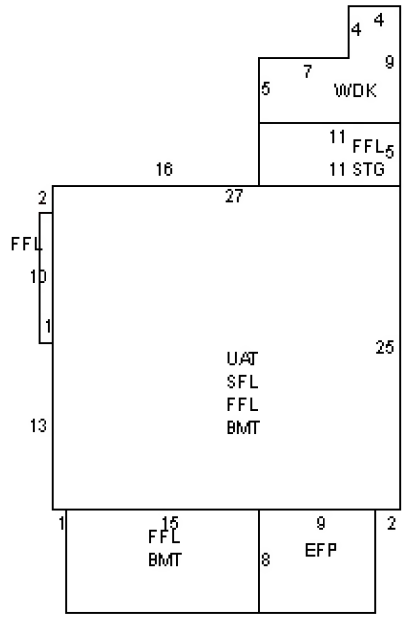
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.96
Special Features:	0	Val/Su Net:	111.35
Final Total:	300300	Val/Su SzAd	195.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	860	169.960	146,163
BMT	Basement	795	50.990	40,535
SFL	Second Floor	675	169.960	114,721
UAT	Upper Attic	169	67.980	11,472
EFP	Enclos Porch	72	63.740	4,589
WDK	Deck	71	15.680	1,113
STG	Storage	55	9.440	519
	Net Sketched Area:	2,697	Total:	319,112
Size Ad	1535	Gross Area	3203	FinArea 1535

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10x10	A	AV	2010	6.00	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

PARCEL ID

149.0-0006-0014.0

IMAGE

AssessPro Patriot Properties, Inc